

**BOARD OF PARK COMMISSIONERS
REGULAR MEETING/
RETREAT and TOUR
Great Plains Nature Center, 6232 E. 29th St., North
Saturday, September 10, 2005
8:30 a.m.**

Present: Cherylane Adams, Dennis Brunner, John Kemp, Doug Leeper, Glen Dey, and Mick Tranbarger

Absent: Janet Miller

Also Present: Doug Kupper, Larry Foos, Don Harrison, Larry Hoetmer, Mike North, Evelyn Turner, Karen Walker, and Maryann Crockett (staff)

Second Vice President Dey called the meeting to order at 9:00 a.m. He noted that due to the absence of First Vice President Miller, he would be chairing the meeting. He also welcomed back Cherylane Adams.

PUBLIC AGENDA

No Items.

REGULAR AGENDA

1. **On motion by Brunner, second by Kemp, the minutes of the August 15, 2005, regular meeting were reviewed and approved unanimously.**
2. **Discussion of Norris Buyback.** Second Vice President Dey asked Director Kupper to provide background information on the item. Director Kupper reported that approximately 2 years ago, the City sold 3 acres of property at Planeview Park. He explained that a portion of the Gypsum Creek Bicycle Path had been re-routed through a different part of the park, due to the property sale. He referred board members to an aerial map of the park. He pointed out the 3-acre parcel at the southeast corner of the park, east of the I-35 Turnpike and north of 31st St. South. He also indicated where the bike path had been re-routed and the location of the Fire Training Facility east of the park on 31st St. South.

Director Kupper explained that one of the conditions of the deed was that development of the property needed to be initiated within twenty-four months of the closing date, or the City would have the right to repurchase the real estate for the same price it was sold. He said he thought that figure was around \$39,000. He requested the Board's affirmation that they would recommend that the City Council exercise the option to re-purchase the property.

Kemp reported that District Advisory Board III has discussed the issue and voted to buy the property back, if it could be purchased at the same price it was sold for. Brunner asked if the City

anticipated any legal battles. North responded that litigation might be a possibility. He commented that the developer has spent money for an engineering study and other items. In addition, he said there may be some bitterness surrounding the adverse publicity generated by the land sale. He said the developer might also attempt to sell the property to a third party to try to recover some of his expenses. He said another issue was definition of the term "initiate development". He concluded by stating that a time period would also have to be established where the City could repurchase the property; say between 90-120 days.

Second Vice President Dey asked if the property were repurchased, how would it be developed? Director Kupper responded that it would remain open, green space. Tranbarger said he was trying to get a handle on how it was decided to sell the property in the first place; what was the mindset? Director Kupper responded that the Park Board did not have an opportunity to make a recommendation on the sale of this real estate. He mentioned that he had expressed opposition to the sale at City staff meetings. He commented that because Federal Land, Water, and Conservation Funds (LWCF) had been used to develop the baseball fields at the park, the 3 acres sold at Planeview had been replaced with the 16 acres acquired at Stearman Park.

Leeper said since the deal was made in good faith; the developer has spent money developing the property; and there was no strategic reason to repurchase it; he did not favor the repurchase. Tranbarger asked about legal fees. North explained that the developer would forfeit any funds he has spent on the property to date, as well as paying for his own legal expenses.

There was brief discussion concerning the developer purchasing the property to construct a building for his plumbing business, access to the property, location of the driveway to the property being too close to the turnpike ramp, and whether the developer had obtained an easement for access to the property. Tranbarger asked for clarification that if the City had no intention of developing the 3 acres, why did they need to buy it back? Director Kupper explained that the philosophy in the neighborhood was to make Planeview Park whole again. He said sale of the real estate became an emotional issue and that there was a public hue and outcry citywide when the sale took place. Adams commented that there was a principle involved. She said the City did not need to be selling off parkland. Mr. Kupper mentioned that the developer had approached the City about the possibility of repurchasing the property for the price it was sold, plus his expenses associated with the parcel.

On motion by Adams, second by Kemp, IT WAS VOTED to recommend that the City exercise the option of buying back the 3 acres at Planeview Park for the original purchase price, and not a penny more. Motion passed 5-1. Leeper – No.

3. **Annual Election of Officers.** Second Vice President Dey explained that the nominating committee appointed at the last meeting, consisting of Dennis Bruner and him, had contacted board members to develop a slate of officers. He said they also gathered information on ideas and concerns board members had regarding long-range goals and park development. He proposed the following slate of officers: Janet Miller, President; Dennis Brunner, First Vice President; and Glen Dey, Second Vice President.

On motion by Kemp, second by Leeper, IT WAS VOTED UNANIMOUSLY to elect the slate of officer as presented.

4. **Director's Update.** Director Kupper reported briefly on the following items.

- **Proposal to Rename Whitney Village Park** – said District Advisory Board III had proposed renaming Whitney Village Park to honor a local neighborhood activist Phyllis Hall. “Phyllis Hall Memorial Park” was the proposed name. He commented that staff would forward a biography on Ms. Hall with the October 10 agenda. Kemp asked about the possibility of re-installing the “climbing rock” at the park. Director Kupper commented that the rock had been moved to West Meadows Park; however, staff would provide some type of amenity that would be unique to the park.

There being no further business, the meeting adjourned into the retreat session followed by a park tour (a copy of the tour route is attached) at approximately 9:35 a.m.

Glen Dey, Second Vice President

ATTEST:

Maryann Crockett
Recording Secretary

PARK BOARD TOUR ROUTE
Saturday, September 10, 2005

**Great Plans Nature Center/
Chisholm Creek Park**

6232 E. 29th St., N.

Grove Park

2801 N. Grove

Fairmount Park

1647 N. Yale

Pat Garcia Memorial Park

2640 N. Wellington/2630 N. Park Place

Evergreen Park

2700 N. Woodland

Schell Park

1000 W. 24th St., N.

Sedgwick County Park

6900 W. 13th St.

North West Treatment Plant

4182 N. 135th St., W.

Auburn Hills Golf Course

443 S. 135th St., W.